

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WILDWOOD AVE, ARLINGTON

## OWNERSHIP

Owner 1:	ENGLAND JENEFFER & JONAS		
Owner 2:			
Owner 3:			
Street 1:	135 WILDWOOD AVE UNIT B		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	LOWE PATRIC & CAROLINE -		
Owner 2:	-		
Street 1:	135 WILDWOOD AVE UNIT B		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2150 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	799,900	2,800		802,700

Total Card	0.000	799,900	2,800	802,700
Total Parcel	0.000	799,900	2,800	802,700

Source: Market Adj Cost	Total Value per SQ unit /Card:	373.35	/Parcel:	373.35
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## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	799,900	2800	.		802,700		Year end	12/23/2021
2021	102	FV	776,400	2800	.		779,200		Year End Roll	12/10/2020
2020	102	FV	764,700	2800	.		767,500	767,500	Year End Roll	12/18/2019
2019	102	FV	562,700	2800	.		565,500	565,500	Year End Roll	1/3/2019
2018	102	FV	497,700	2800	.		500,500	500,500	Year End Roll	12/20/2017
2017	102	FV	453,800	2800	.		456,600	456,600	Year End Roll	1/3/2017
2016	102	FV	453,800	2800	.		456,600	456,600	Year End	1/4/2016
2015	102	FV	419,400	2800	.		422,200	422,200	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
4/11/2019	SQ Returned	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
10/20/2005	Info Fm Prmt	BR	B Rossignol
5/12/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ /



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	81921
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**APPRAISED:**

Total Card /	Total Parcel
888.788 /	888.788

**802,700**

**USE VALUE:**

802,700 / 802,700

**802,700**

**ASSESSED:**

802,700 / 802,700

**802,700**

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

	DBLE SHWR / SINKS & A TUB IN 3RD FLR BTH.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.0000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall		25 %
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13837206
Const Adj.:	0.98000199
Adj \$ / SQ:	304.260
Other Features:	87300
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	982631
Depreciation:	182769
Depreciated Total:	799862

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,150	340.260	731,550
Net Sketched Area:		2,150	Total:	731,550
Size Ad	2150 Gross Area	2150	FinArea	2150

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

